

# \$950,000 - 120 Bow Meadows Drive, Cochrane

MLS® #A2221748

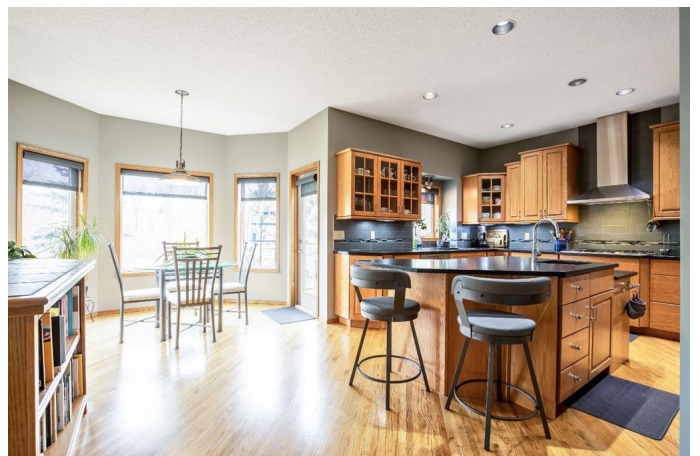
**\$950,000**

4 Bedroom, 4.00 Bathroom, 2,273 sqft

Residential on 0.18 Acres

Bow Meadows, Cochrane, Alberta

Welcome to meticulously maintained home backing onto Jumping Pound Creek! This immaculate 2 -storey walkout is fully finished and has been incredibly well cared for by the original owners. Located in the desirable neighbourhood of Bow Meadows offers the quiet comfort of no neighbours behind you. You're sure to appreciate the privacy and relaxed outdoor enjoyment from your sunny west-facing backyard. Thoughtfully designed, this home features 4 spacious bedrooms and 3.5 bathrooms, seamlessly blending contemporary comfort with timeless elegance. The kitchen is a bright and open space that offers custom features you will love. Gleaming granite countertops, a veggie/prep sink built into the island, custom drawers for all your baking and cooking needs, all complemented by top of the line stainless steel appliances. Open to the kitchen is the very comfortable living room, with its stunning corner gas fireplace with floor to ceiling tile. Custom features add to the ambience of this home such as built in bookcases, and an innovative entertainment cabinet for your tv and media. A gorgeous dining room at the front of the home offers plenty of space for family gatherings. There is also a main floor office/den that provides an ideal setting for those at-home work days. A well-planned mudroom room completes the main floor with effortless flow from the garage. Rich hardwood flooring flows throughout the home, exuding warmth and sophistication. Upstairs, the



generous master bedroom offers a luxurious 5-piece ensuite, with a corner soaker tub and large walk-in closet. The large windows in the oversized master suite are sure to impress! A second well-appointed 4-piece bathroom serves the other two very large bedrooms. The fully finished walkout basement adds another level of versatility, with a fourth bedroom, a 4pc bath, and a second living area ideal for relaxation or entertainment. The games room with pool table and wet bar make this the perfect space for entertaining. A full laundry room with sink and cabinets to keep you organized. The expansive deck offers a peaceful space to enjoy the outdoors, complete with stairs to the yard and newly replaced composite. The yard has been professionally landscaped and shows beautifully. The oversized 2-car attached garage provides ample storage, and a convenient workbench, adding to the home's allure. From its impressive curb appeal to the remarkable sense of community, this home offers an ideal blend of comfort, style, and nature, making it the perfect family retreat in an extraordinary location. Impeccably maintained, this home has never been smoked in and has remained pet-free, offering a pristine living environment ideal for those with sensitivities or seeking an allergen-reduced space.

The tranquil pathways, winding along the Bow River, streams, rolling hills and ponds, offer some of the best of views of Cochrane.

Built in 1997

## **Essential Information**

MLS® #	A2221748
Price	\$950,000
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,273
Acres	0.18
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	120 Bow Meadows Drive
Subdivision	Bow Meadows
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1N3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Insulated
# of Garages	2

### Interior

Interior Features	Granite Counters
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer, Gas Cooktop, Oven
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Private Yard
Lot Description	Landscaped
Roof	Pine Shake

Construction	Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 30th, 2025
Days on Market	3
Zoning	R-LD

**Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.